

COUNTY OF BEXAR  
CITY OF SAN ANTONIO

SCALE 1" = 50'



CITY OF SAN ANTONIO  
OFFICE OF PLANNING  
OFFICE OF DIRECTOR  
04 FEB 25 AM 10 50

Exhibit 5  
**Permanent Pollution Abatement  
Site Plan**

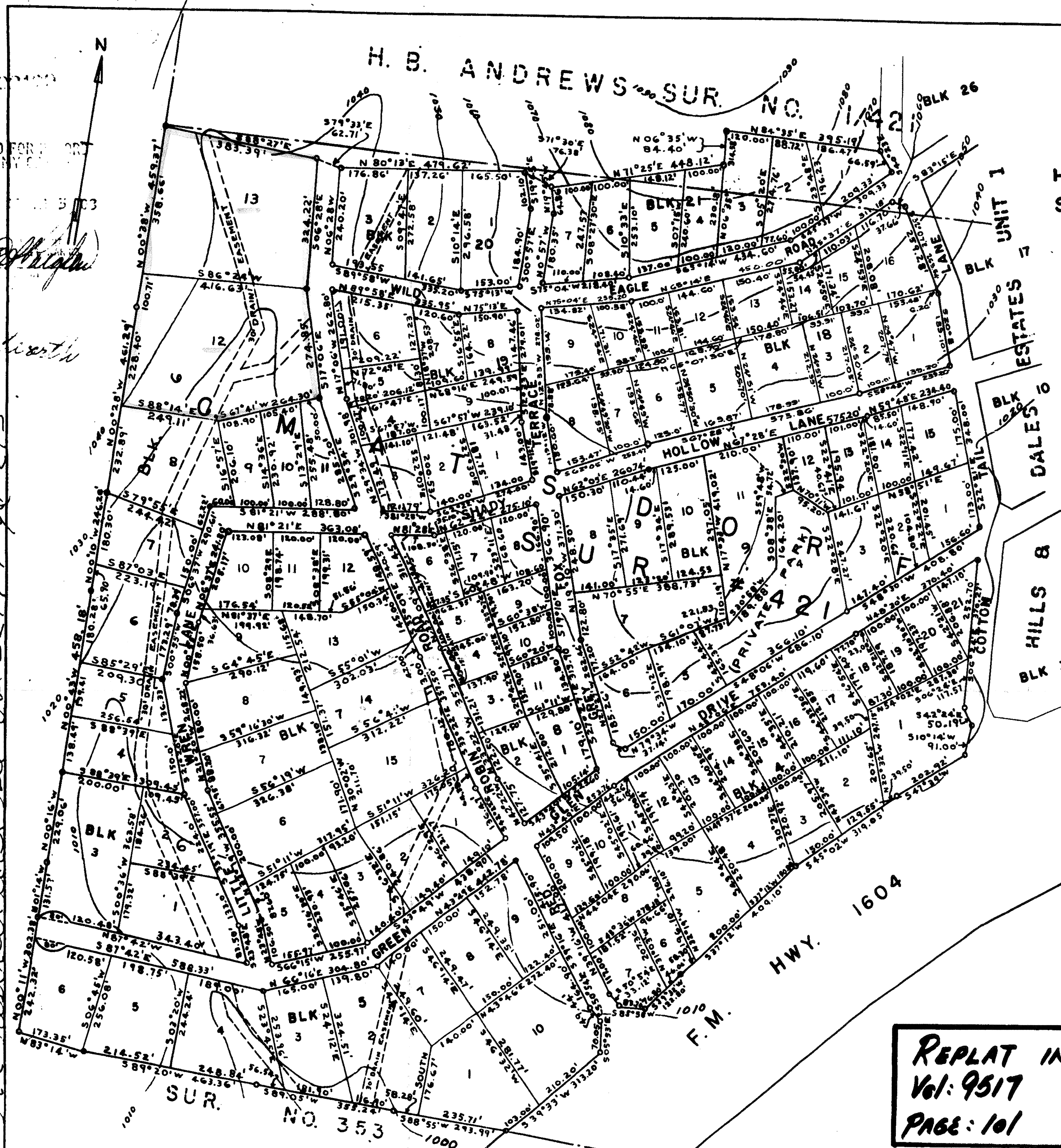
BROWN ENGINEERING CO.

VRP#04-01-054

THIS PROPERTY IS ON THE EDWARDS  
AQUIFER RECHARGE ZONE.  
APPROXIMATE LOCATION OF 100-YEAR  
FLOODPLAIN AS PER FLOOD INSURANCE  
RATE MAP NO. 48004S 0001B, MAP  
EFFECTIVE DATE DECEMBER 15, 1983

FILED FOR  
RECORD  
JUL 16 1964  
COUNTY CLERK  
BEXAR COUNTY, TEXAS

For restriction see Vol 5288 Page 213



Ag Wanka OWNER LOT 5 BLK 18  
Mrs. Leta F. Wanka  
Louis Eugene OWNER LOT 8 BLK 9  
James Eugene  
Paul R. Wanka OWNER LOT 11 BLK 7  
Frederick F. Wanka

Doris A. Cushman OWNER LOT 5 BLK 7  
Walter C. Cushman

REPLAT IN:  
Vol: 9517  
PAGE: 101

NOTE:  
LOTS 1, 2, 3, 4, 5, 6 and 7 BLK 4, 8  
LOTS 1 and 10 BLK 5, ARE COMMERCIAL

HILLS & DALES ESTATES  
SUBDIVISION UNIT 2  
SHEET 1 OF 2

BEING A SUBDIVISION OF 108.03 ACRES OF LAND,  
1.70 ACRES OUT OF THE H.B. ANDREWS SURVEY NO.  
1/420, 106.33 ACRES OUT OF THE C. MATSDORF  
SURVEY NO. 421, BEXAR COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF BEXAR  
THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO  
AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT ACKNOWLEDGES THAT THE PLAT  
WAS MADE FROM AN ACTUAL SURVEY AND DEDICATES TO THE USE OF THE PUBLIC FOREVER  
ALL STREETS, ALLEYS, WATER COURSES, DRAINAGE, EASEMENTS AND PUBLIC PLACES  
THEREIN SHOWN FOR PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

FOR ADDITIONAL OWNERS SEE BOTTOM LEFT SIDE OF PAGE

STATE OF TEXAS  
COUNTY OF BEXAR  
BEFORE ME THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED  
\_\_\_\_\_, KNOWN TO ME TO BE THE PERSON  
WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME  
THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED  
AND IN THE CAPACITY THEREIN STATED.  
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_ DAY OF \_\_\_\_\_  
A.D. \_\_\_\_\_  
Theresa Eugene Wankam  
NOTARY PUBLIC  
BEXAR COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF BEXAR  
I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL  
SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.  
Earl Wankam  
REGISTERED PROFESSIONAL ENGINEER  
SWORN TO AND SUBSCRIBED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_  
A.D. 1964  
Earl Wankam  
NOTARY PUBLIC  
BEXAR COUNTY, TEXAS

APPROVED THIS THE 15 DAY OF JULY, 1964  
BY: Thos. H. Coffell - Jr.  
COUNTY ROAD ENGINEER

ROAD MAINTENANCE TO BEGIN \_\_\_\_\_

Ag Wanka

VRP# 04-01-054



City of San Antonio  
New  
**Vested Rights Permit**  
**APPLICATION**

RECEIVED

FEB 5 2004

04 FEB 25 AM 10:49  
CITY OF SAN ANTONIO  
DEPT. OF PLANNING  
OFFICE OF DIRECTOR

Permit File: # 04-01-054  
Assigned by city staff

Date: 1-16-04

1. All applicable information on application must be legibly printed or typed for processing. If application is completed on behalf of the property owner please attach power of attorney or letter of agent.
2. Please complete this application and attach 2 maps of the property and 2 sets of all supporting documents.

**Note: All Applications must have a Site Map showing the Area Boundary (Attached).**

Owner/Agent: Concordia Construction Phone: 495-1090 Fax: 495-1091

Address: 1000 Central Pkwy, Ste. 150, San Antonio, TX Zip code: 78233

Engineer/Surveyor: Vickrey & Associates, Inc. Phone: 349-3271 Fax: 349-2561

Address: 12940 Country Parkway, San Antonio, TX Zip code: 78216

1. Name of Project: Our Lady of Atonement Catholic Church
2. Site location or address of Project: Lot 12 and 13, Block 6, NCB 14761  
15415 Red Robin Road

3. Council District 8 ETJ N/A Over Edward's Aquifer Recharge? (X) yes ( ) no

4. What is the specific purpose of this Project and the expected use(s) to be created by this Project (type of development, number of buildings, type of building(s), specific use(s) of those buildings, etc.)? Please be aware that the city must understand exactly what this Project is expected to accomplish in order to evaluate this application.

Expansion of existing church and class room building. Approximate expansion area is 40,000 square feet with associated drives and parking lot.

5. What is the date the applicant claims rights vested for this Project? 7/1/85 6/19/95
6. What, if any, construction or related actions have taken place on the property since that date?  
Project constructed over multiple phase

Permit File # 04-01-054

Phase 1 started construction July 1985, completed May 1987

Phase 2 started May 1994, completed August 1994

Phase 3 started February 1998, completed June 1998

7. By what means does the applicant claim rights vested for this Project? Please specify all that may be applicable.

• PERMIT

Type of Permit: Building Permits Date of Application: \_\_\_\_\_

Permit Number: \_\_\_\_\_ Date issued: \_\_\_\_\_

Expiration Date: \_\_\_\_\_ Acreage: \_\_\_\_\_

• MASTER DEVELOPMENT PLAN (MDP) (Formerly POADP)\*

accepted prior to September 1, 1997 are subject to permit right conditions within 18 months from the effective date of the development rights ordinance (9/25/97) and projects submitted after September 1, 1997 are subject to 18 months for the POADP acceptance date.

Name: N/A # \_\_\_\_\_

Date accepted: \_\_\_\_\_ Expiration Date: \_\_\_\_\_ MDP Size: \_\_\_\_\_ acres

• P.U.D. PLAN

Name: N/A # \_\_\_\_\_

Date accepted: \_\_\_\_\_

• Plat Application

Plat Name: N/A Plat # \_\_\_\_\_ Acreage: \_\_\_\_\_

Date submitted: \_\_\_\_\_ Expiration Date: \_\_\_\_\_

(Note: Plat must be approved within 18 months of application submittal date).

• Approved Plat

Plat Name: Hills & Dales Estates Sub- Plat # 592179 Acreage: 6.58 Approval

division, Unit 2  
Date: 7/16/64 Plat recording Date: 7/22/64 Expiration Date: 7/22/67 Vol./Pg. Vol. 5140 Pg 43

(Note: If plat is not recorded within 3 years of plat approval permit rights will expire).

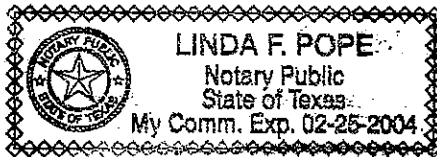
• Other

**NOTE: Filing a knowingly false statement on this document, or any attached document, is a crime under §37.02 and §37.10 of the Texas Penal Code, punishable as a state jail felony by up to two years in jail and fine of up to \$10,000.**

I hereby certify that all information this Application and the attached documents is true and correct and that it is my belief the property owner is entitled to Vested Rights for this Project.

Print name: JULIA M. SCOTT Signature: Julia M. Scott Date: 1/9/04

Sworn to and subscribed before me by Julia M. Scott on this 9<sup>th</sup> day of January in the year 2004, to certify which witness my hand and seal of office.



Permit File # 04-01-054  
Linda F. Pope  
Notary Public, State of Texas

City of San Antonio use

Permit File: # \_\_\_\_\_  
Assigned by city staff

Date: \_\_\_\_\_

☒ Approved

☐ Disapproved

Review By: *MAH*

Date: 2/27/04

Comments: As of June 19, 1995 DATE  
OF APPLICATION WITH THKCC.

04 JAN 20 PM 1:41  
DIRECTOR

February 17, 2004

Mr. Michael Herrera  
Planning Department  
City of San Antonio  
1901 S. Alamo, 2nd floor  
San Antonio, Texas 78204

Re: Our Lady of Atonement Catholic Church  
Vested Rights Permit #04-01-054  
V&A Job No. 1954-002-052

Dear Mr. Herrera:

This is in response to the denial of Vested Rights Permit for Our Lady of Atonement Catholic Church received February 6, 2004. Vested Rights on this project was denied based upon the statement that "an expansion is a new project and does not enjoy the Vested Rights of the original project".

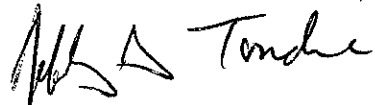
Since the original construction of the church in 1985, two subsequent phases opened in 1994 and 1998. As part of the second and third phases of construction, a Water Pollution Abatement Plan was submitted to the Texas Natural Resource Conservation Commission on June 19, 1995 and received approval on February 29, 1996 (attached). That application included a Permanent Water Pollution Abatement Site Plan dated June 13, 1995, which is on file with the Texas Commission of Environmental Quality (attached). This site plan showed the proposed expansion, labeled at that time as phase 1 and 2, for which we are requesting Vested Rights.

We request your reconsideration of the Vested Rights Permit. The information provided, which is on record with a public agency, clearly shows intent for the expansion. If in your opinion, this plan is not adequately demonstrate the intent for expansion of the church, we hereby request a meeting to discuss with your legal staff.

If you have any questions, please call.

Sincerely,

VICKREY & ASSOCIATES, INC.



Jeffrey S. Tondre, P.E.  
Project Manager

JT/tj

Enclosure

04 FEB 25 AM 10:49

OFFICE OF DIRECTOR  
DEPT. OF PLANNING  
CITY OF SAN ANTONIO

